

**CARSELDINE
URBAN VILLAGE**

**PLAN OF SUBDIVISION
STAGE 1 - SHEET 1
OVERALL**

PLAN REF: **128180 - 46M**
 DATE: 21 JULY 2020
 CLIENT: EDQ
 DRAWN BY: MD / JC
 CHECKED BY: MD

Legend

- Site Boundary
- - - Proposed Stage Boundary
- Approved Easements
- Proposed Temporary Easement

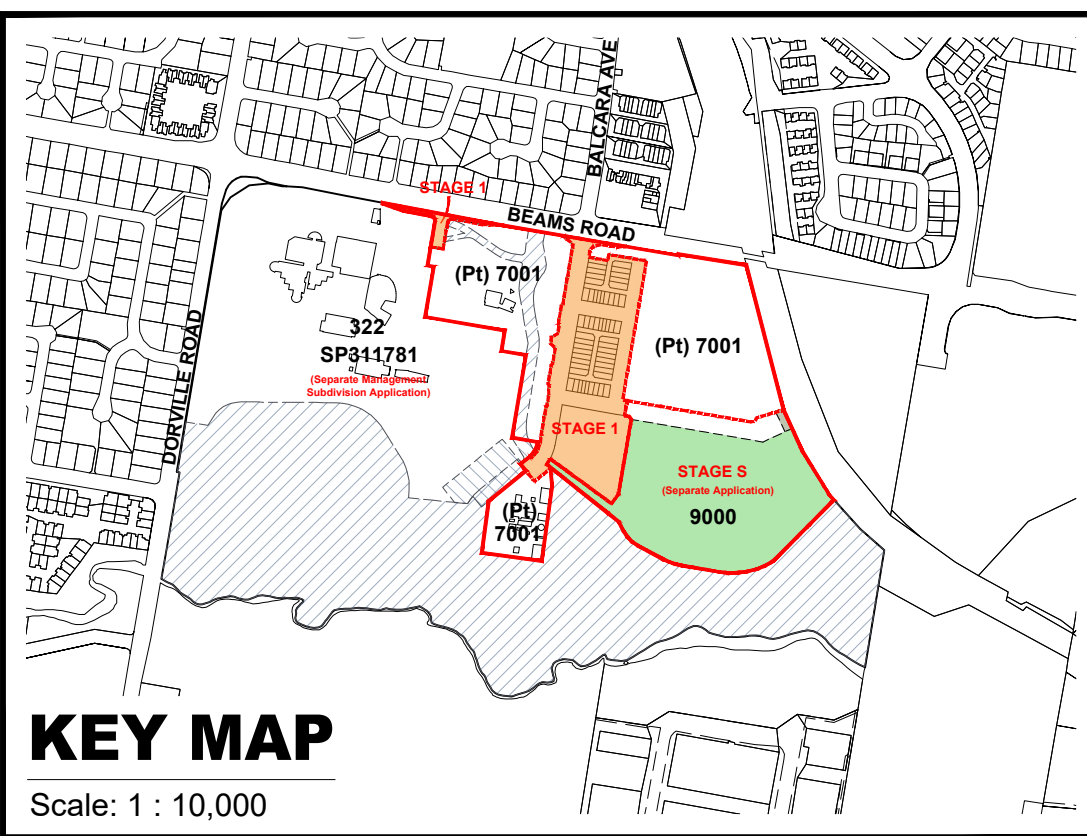
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Areas have been rounded down to the nearest 5m².

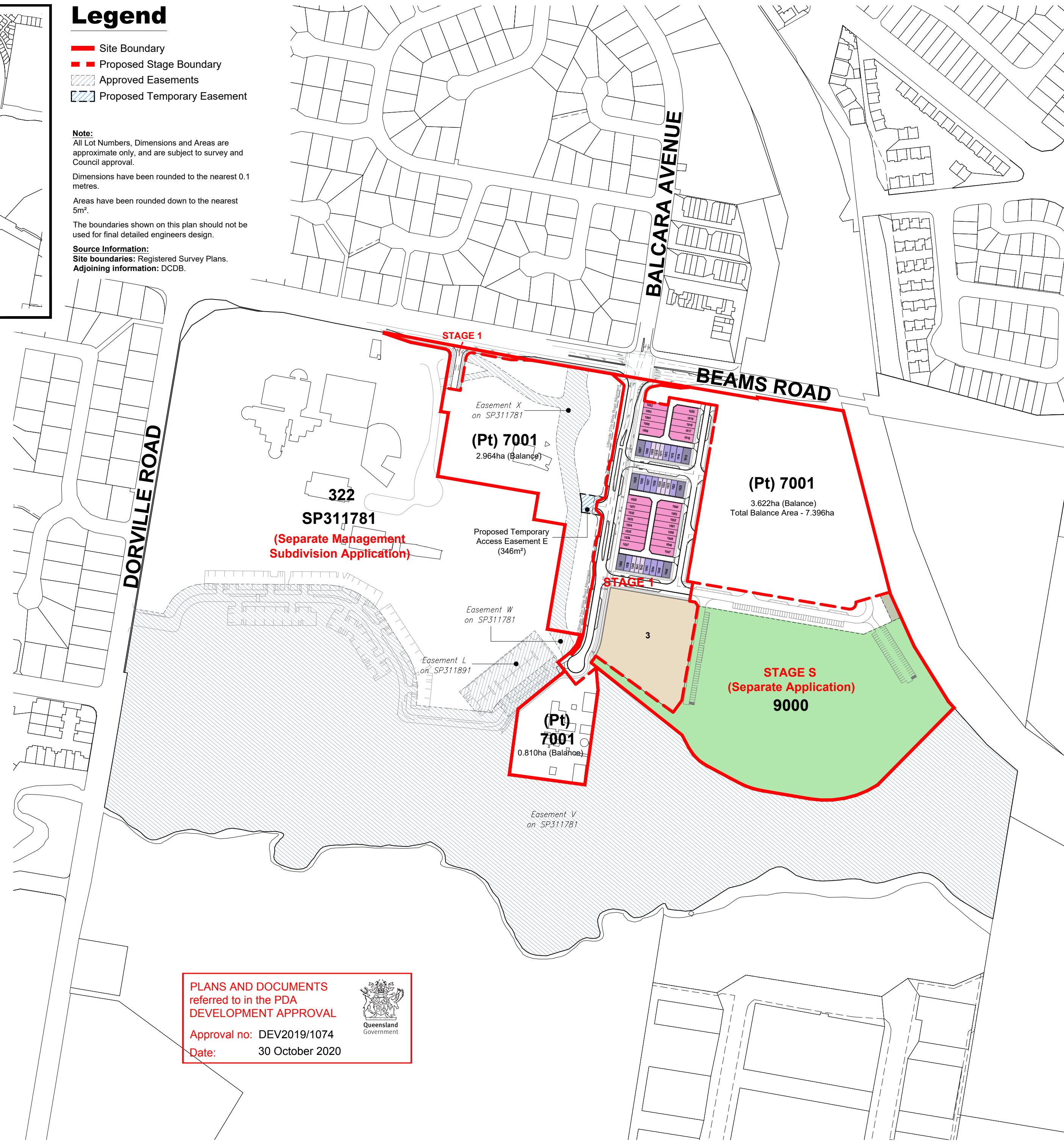
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Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.



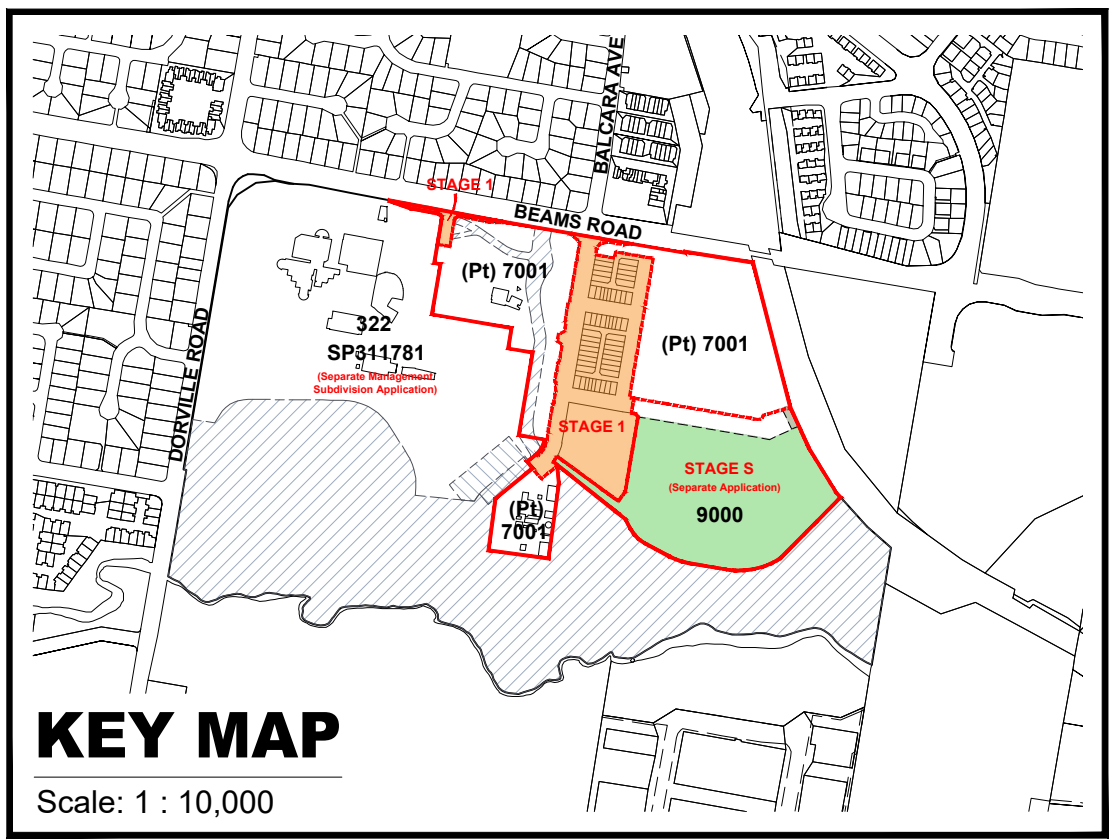
Yield Breakdown		
Allotment Details	Stage 1	
	Lots	Percentage
16.5m Deep Terrace Allotments		
4.6m x 16.5m Terrace	9	17.0%
6.6m x 16.5 Terrace	12	22.6%
8.4m x 16.5m Terrace	6	11.3%
Sub-total	27	50.9%
25.25m Deep Terrace Allotments		
6.6m x 25.25m Terrace	26	49.1%
Sub-total	26	49.1%
Overall Residential Allotments	53	100.0%
Master Allotment		
	1	
Total Allotments	54	

Land Budget		
Land Use	Stage 1	
	Area	Percentage
Area of Stage	3.387 ha	100.0%
Saleable Land		
Residential Allotments	0.740 ha	21.8%
Master Allotment	0.911 ha	26.9%
Total Area of Saleable Land	1.651 ha	48.7%
Road		
Village Main Street (27m Wide)	0.536 ha	32.5%
Western Access Road (23m Wide)	0.248 ha	15.0%
Loop Road (20m Wide)	0.166 ha	10.1%
Access Place (19m Wide)	0.464 ha	28.1%
Modified Access Place (16.75m Wide)	0.129 ha	7.8%
Access Lane (6.5m Wide)	0.193 ha	11.7%
Total Area of New Road	1.736 ha	51.3%



PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1074
 Date: 30 October 2020



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Adjoining information: DCDB.

**322
SP311781**

(Pt) 7001

(Pt) 7001

(Pt) 7001

STAGE 1

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1074

Date: 30 October 2020

3
0.911ha

**STAGE S
9000**

**CARSELDINE URBAN VILLAGE
PLAN OF SUBDIVISION
STAGE 1 - SHEET 2 - STAGE 1 EAST**

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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W rpsgroup.com



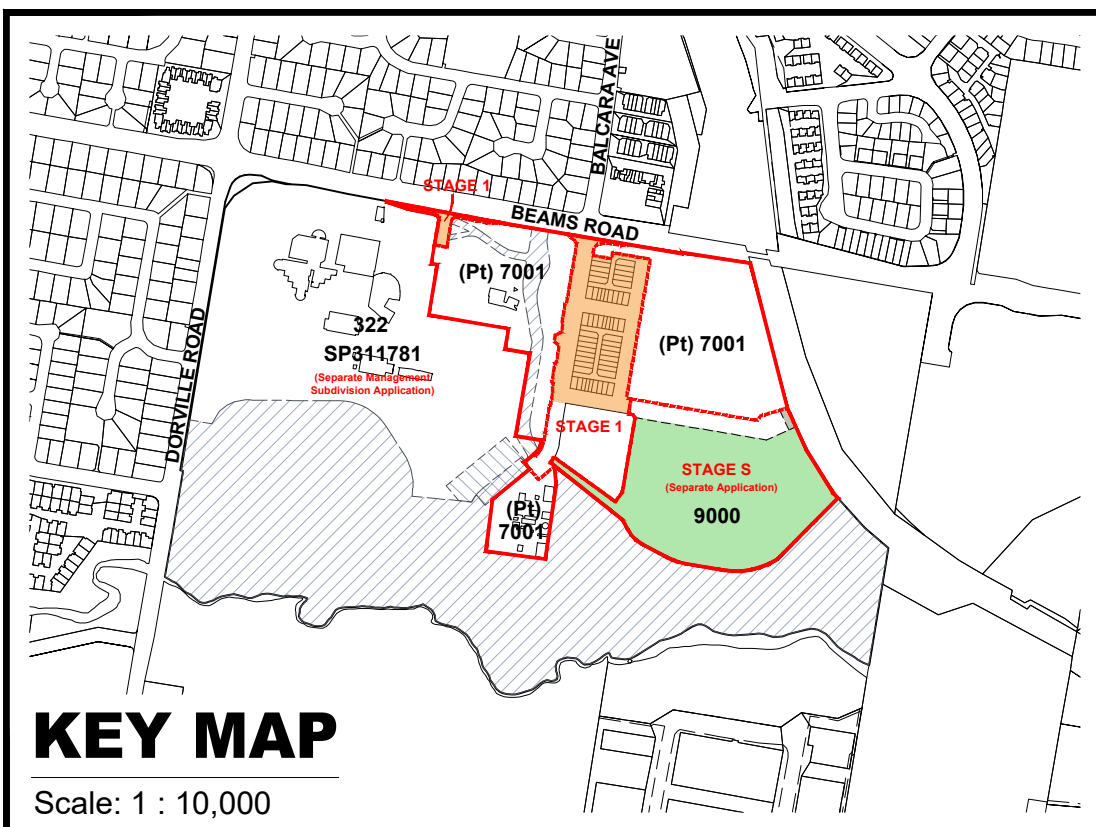
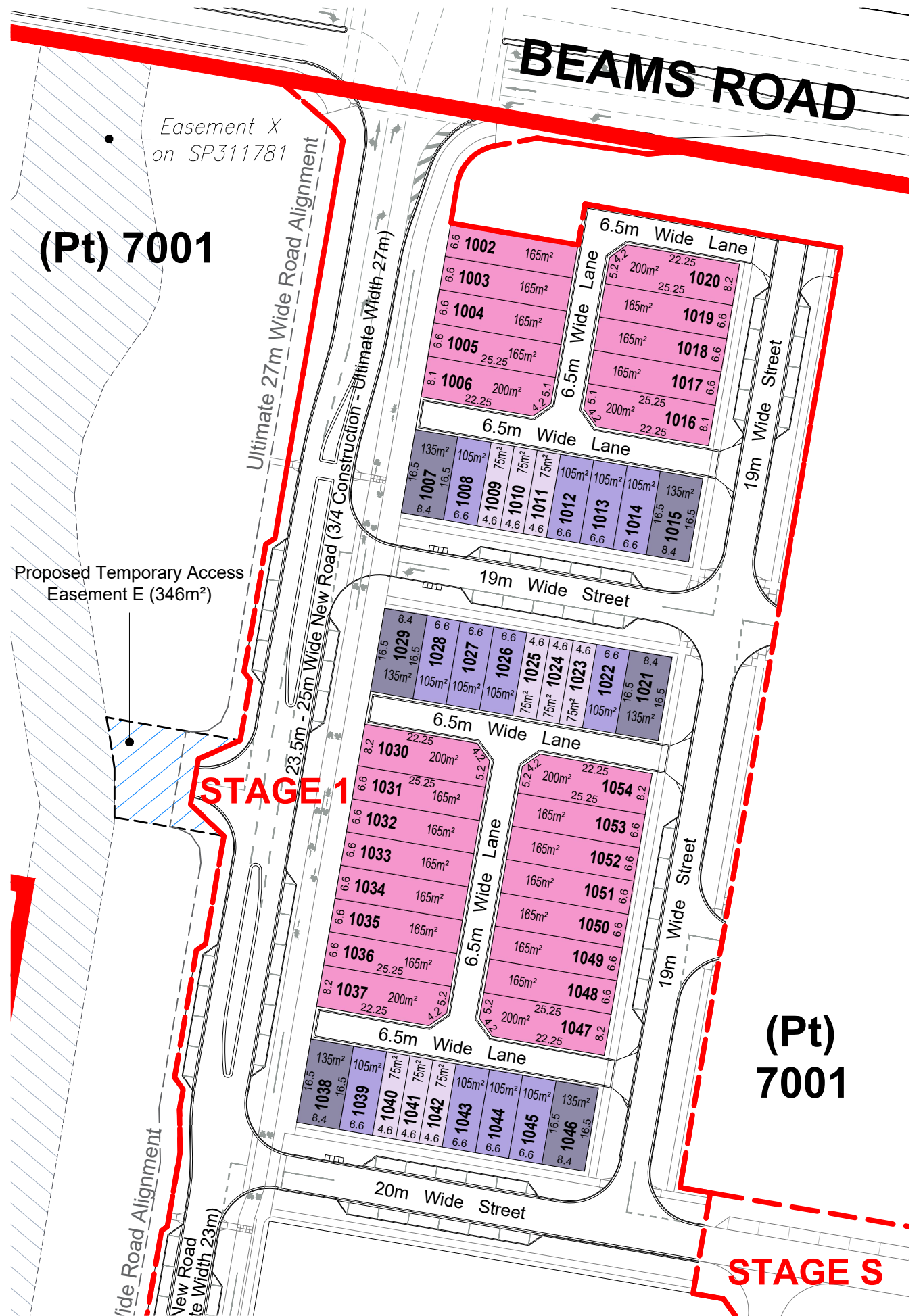
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DATE: 21 JULY 2020
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DRAWN BY: MD / JC
CHECKED BY: MD



CARSELDINE URBAN VILLAGE PLAN OF SUBDIVISION STAGE 1 - SHEET 3 - RESIDENTIAL

URBAN DESIGN
Level 4 HQ South
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Fortitude Valley QLD 4006
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W rpsgroup.com

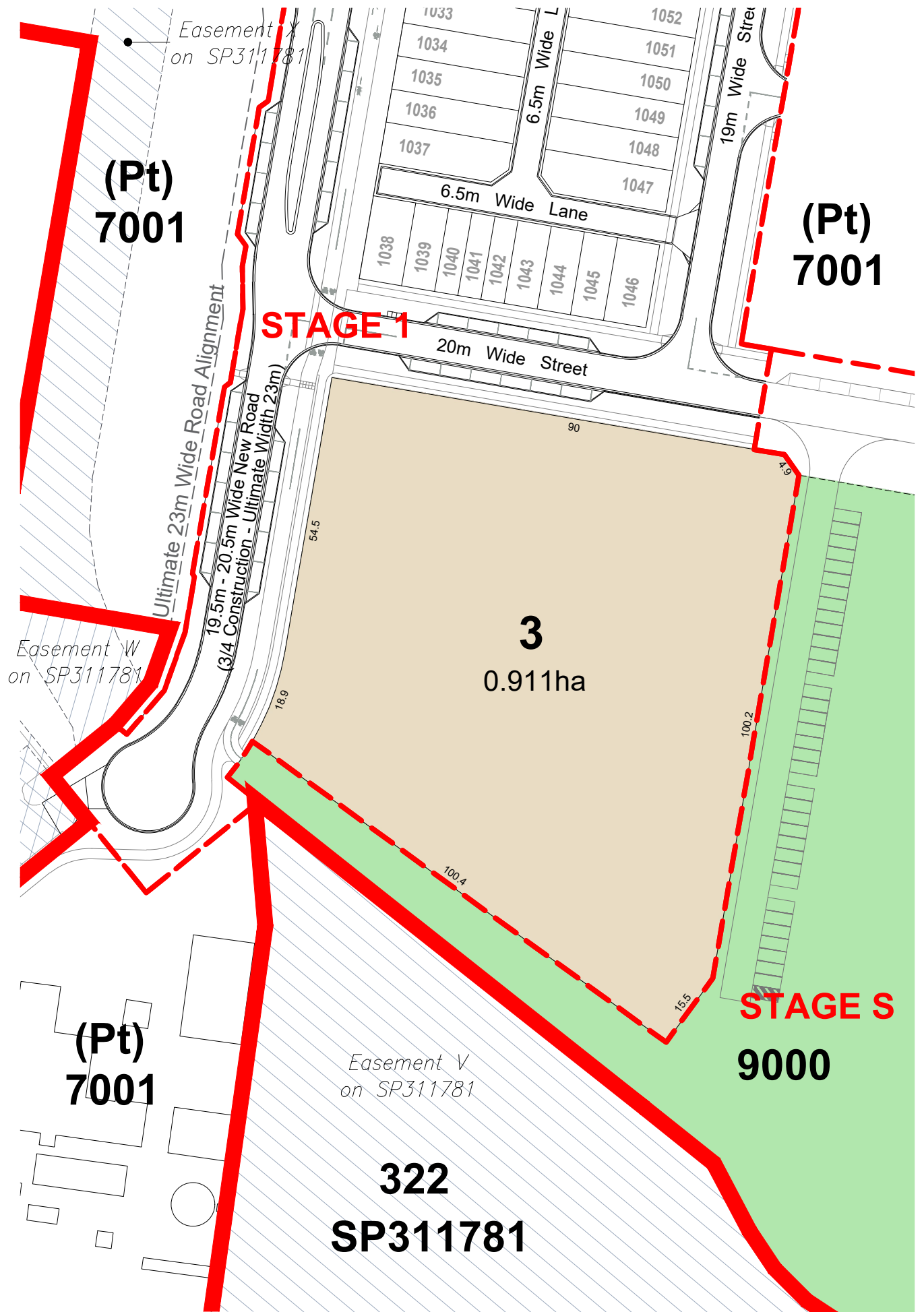


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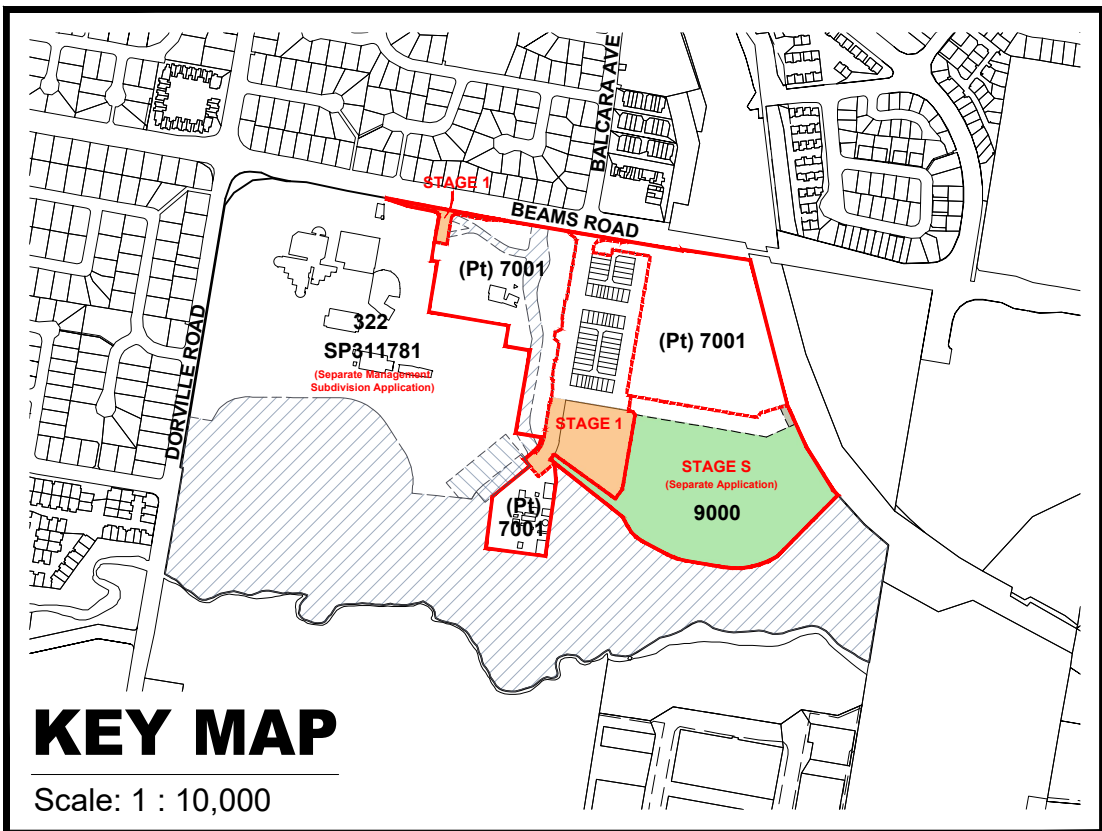
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CHECKED BY: MD



CARSELDINE URBAN VILLAGE PLAN OF SUBDIVISION STAGE 1 - SHEET 4 - MASTER LOT

URBAN DESIGN
Level 4 HQ South
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CARSELDINE URBAN VILLAGE

STAGE 1 - PLAN OF DEVELOPMENT RESIDENTIAL LOTS

PLAN REF: 128180 - 47L
DATE: 10 SEPTEMBER 2020
CLIENT: EDQ
DRAWN BY: MD / JC
CHECKED BY: MD

Legend

- Site Boundary
- Stage Boundary

Allotment Controls

- Work / Live Dwelling
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Feature Fencing
- Activated Frontage Type 1
- Activated Frontage Type 2
- Indicative Double Garage / Carport Location
- Indicative Single Garage / Carport Location
- Preferred Primary Private Open Space Location (Ground Level)
- Preferred Primary Private Open Space Location (Upper Levels)
- Indicative Letterbox Location
- Indicative Front Door Location
- Bin Storage Location
- Bin Pad Location
- Proposed Sewer Access Point
- Acoustic Treatment may be required - refer TTM Acoustic Report

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Frontage landscaping is to include:
i) Use of different colours, fencing and screening along the street to provide articulation and variation along the street frontage;
ii) Use of vertical open style fencing breaking up the height and extent of solid wall access to the street;
iii) Vertical open style fencing is adopted in front of garden bed areas allowing for solar access to garden beds and to allow landscaping to grow through the fence and cascade down the front of the retaining wall;
iv) Vertical access to flexi spaces is achieved through a mixture of vertical open style fencing and fixed angle screening. Fixed angle screening allows for visual access from the street whilst blocking afternoon sun.

Plan of Development Table

	Terrace Allotment < 99m ²		Terrace Allotment 100m ² - 149m ²		Terrace Allotment 150m ² - 199m ²		Terrace Allotment 200m ² +	
	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor
Setback Requirements								
Primary Frontage (minimum)	1.5m *	1.0m *	1.5m *	1.0m *	1.5m *	1.0m *	1.5m *	1.0m *
Garage / Carport (minimum)	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a
Rear (minimum)	1.5m	0.0m	1.5m	0.0m	1.5m	0.0m	1.5m	0.0m
Side								
Built to Boundary (maximum)	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m
Mandatory BTB Wall Length (maximum) (% of boundary length)	100%		100%		100%		100%	
Non Built to Boundary (minimum)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage to Street (minimum)	n/a	n/a	1.2m *	1.2m *	n/a	n/a	n/a	n/a
Corner Lots - Secondary Frontage to Lane (minimum)	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m
Other Requirements								
Site Cover (maximum)	95%		90%		85%		80%	
Primary Private Open Space Requirements (minimum)	Studio / 1 Bedroom - 5m ² (minimum dimension of 1.2m); 2 Bedroom - 9m ² (minimum dimension of 2.4m); 3+ Bedroom - 12m ² (minimum dimension of 2.4m).							
Street Frontage Landscape Requirements (minimum)	1% of lot area; vertical solution at front entry required.							

Requirements noted above apply to all allotments with the exception of Lots 1002 - 1006.
For Lots 1002 - 1006, the following Street Frontage Landscape Requirements apply (at a minimum):
- For Lot 1002: 8.5% of lot area; minimum 1.4% on ground at Street frontage, vertical solutions for the remaining 7.1%.
- For Lot 1003: 4.0% of lot area; minimum 0.7% on ground at Street frontage, vertical solutions for the remaining 3.3%.
- For Lot 1004: 8.2% of lot area; minimum 1.4% on ground at Street frontage, vertical solutions for the remaining 6.8%.
- For Lot 1005: 3.8% of lot area; minimum 0.7% on ground at Street frontage, vertical solutions for the remaining 3.1%.
- For Lot 1006: 5.5% of lot area; minimum 2% on ground at Street frontage, vertical solutions for the remaining 3.5%.

Notes: * 0.0 metres to verandah/balcony

Notes:

- General**
- All development is to be undertaken in accordance with the Development Approval.
 - All Class 1A dwellings are mandated to achieve a minimum Silver Final Certification under the Australian *Liveable Housing Design Guidelines*, with the exception of Class 1A dwellings on Lots 1002 - 1006.
 - A home based business up to 50m² is allowed within each dwelling. A gross floor area (GFA) in excess of 50m² will require additional EDQ approval.
 - The relevant Bushfire Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier.
 - Carseldine Village does not have a reticulated gas supply. Gas bottles serving a dwelling are strictly prohibited.
 - Refer to *Stage 1 Landscape Plans* for locations and extent of footpaths.
 - High-density Development Easements (HDEs) will be registered by Economic Development Queensland on mandatory built to boundary walls on lots under 250m². HDEs are not shown on this Plan of Development.
 - The minimum building height is two (2) storeys.
 - The maximum building height is three (3) storeys.
 - Ground floor height (finished floor level to ceiling) must be a minimum of 2.7m and subsequent floor heights (finished floor level to ceiling) must be a minimum of 2.55m.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned.
- Setbacks are measured to the wall of the structure.
- The location of built to boundary walls are indicated on the Plan of Development.
- Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage.
- Where optional built to boundary walls are not adopted, the following applies:
 - side setbacks shall be in accordance with the Plan of Development Table;
 - to provide privacy for residents, only high level linear windows are permitted;
 - EDQ approved solid fencing is installed where providing privacy for residents in their private open space areas, and must positively contribute to the streetscape.
- Mandatory built to boundary walls must have a maximum setback of 50mm to facilitate a gutter overhang.
- Where two neighbouring built to boundary walls are not adopted, EDQ approved privacy screening must be erected.

Building Articulation

- All Primary Frontages must be articulated to provide diversity in building form and respond to the local climate. This must be achieved through the incorporation of two of the following design elements:
 - verandahs / balconies;
 - roof overhangs;
 - window hoods / screens;
 - awnings and/or shade structures.
- All dwellings must include a clearly identifiable and addressed front door. Front door must be visible from the Street. Front door access must not be via a Lane. Sliding doors do not constitute a front door.
- Front door must be sufficiently sheltered from the elements, preferably utilising the structure of the first floor.
- Activated frontages (refer to *Definitions*) must be provided where identified on the Plan of Development.
- Buildings must be designed to ensure the privacy of occupants, but also allow for overlooking of the Street and Lane to promote casual surveillance.

- Secondary frontages must be orientated to provide casual surveillance of the Street and articulated to reduce the mass of the building. This must be achieved by the incorporation of verandahs / porches or the inclusion of window openings, plus one more of the following design elements:
 - awning and shade structures;
 - variation to roof and building lines;
 - use of varying building materials.
- If provided, privacy screening must be either of solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are to have a maximum of 50 per cent openings.
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- For carports, the facade construction, appearance and treatment must be visually consistent with that of a garage, and must be compatible with the main building design. Non prefabricated facades permitted. This requirement is not applicable for lots 1026, 1031, 1034, 1048 and 1051 where the carport is to be designed to achieve passive surveillance of the Lane through provision of a flexible carport / private open space.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Dwellings must include landscaping along the Street frontage to reinforce the dwelling entry, and to positively contribute to the streetscape. Turf is prohibited; ground covers are required where turf would typically be installed.
- Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to the Street. Services may be visible from the lane, but must be screened.
- Bin storage is to be provided where identified on the Plan of Development. Bin storage must be screened from the lane, and be visually compatible with the main building design.

Private Open Space

- Primary private open space must be provided in accordance with the Plan of Development Table. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
- Primary private open space must be directly accessible from a living space. There must be adequate space to accommodate a table and chairs, planting and a BBQ. Shade should also be provided.
- Secondary private open space may be accessed off a bedroom, multi-purpose area or a home-based business.

On-site Car Parking and Driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - Studio, 1 and 2 Bedrooms - 1 space per dwelling;
 - 3 or more Bedrooms - 2 spaces per dwelling;
 - Work / Live Dwellings (see *Definitions*) - requirements as per 34a and 34b, plus 1 space per 30m² of non-residential GFA.
- Car parking may only be provided in tandem on lots 25m deep or greater.
- At least one car park per dwelling must be covered. Carports are permitted.
- Garages / carports are to be located as indicated on this Plan of Development.
- Single car garage / carports must achieve a minimum garage door opening of 2.4m when open.
- Double garages must feature a singular garage door and opening; two separate garage doors are not permitted.
- Vehicle access to a dwelling is only permitted from a Lane; vehicle access from a Street is prohibited.

- Vehicle access is prohibited from a Lane in the following locations:
 - Lots 1007, 1029 and 1038: vehicle access prohibited within 2.0m of the western lot boundary;
 - Lots 1015, 1021 and 1046: vehicle access prohibited within 2.4m of the eastern lot boundary; and
 - Lots 1006, 1016, 1020, 1030, 1037, 1047 and 1054: vehicle access prohibited on the truncated laneway corner.

Fencing

- Fencing erected by Economic Development Queensland must not be altered, modified or removed without prior written approval from Economic Development Queensland.
- Feature fencing identified on the Plan of Development is mandatory.
- Fencing on Street frontages must be in the form of planter boxes and/or privacy screening for residents, in particular where there is a front open space.
- Fencing on Lane frontages must be solid fencing and be compatible with the main building design in terms of height, form, detailing, materials and colour.

Acoustics

- The relevant Acoustic Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier. Lots 1002 - 1029 and 1047 - 1054 are subject to acoustic constraints. Information regarding building form treatments required to habitable rooms to ensure compliance is outlined under the *TTM Acoustic Report*, Section 9. Noise categories for each lot are outlined in Table 11 within the *TTM Acoustic Report*. Associated sound reduction requirements and acceptable forms of construction have been outlined within the *TTM Acoustic Report* (Table 12 and Appendix D) and can also be found within *QDC MP4.4 Schedules 1 and 2*.

Definitions

Street - A public road (generally 14m wide or greater) providing vehicle access and services to the wider community and open space.

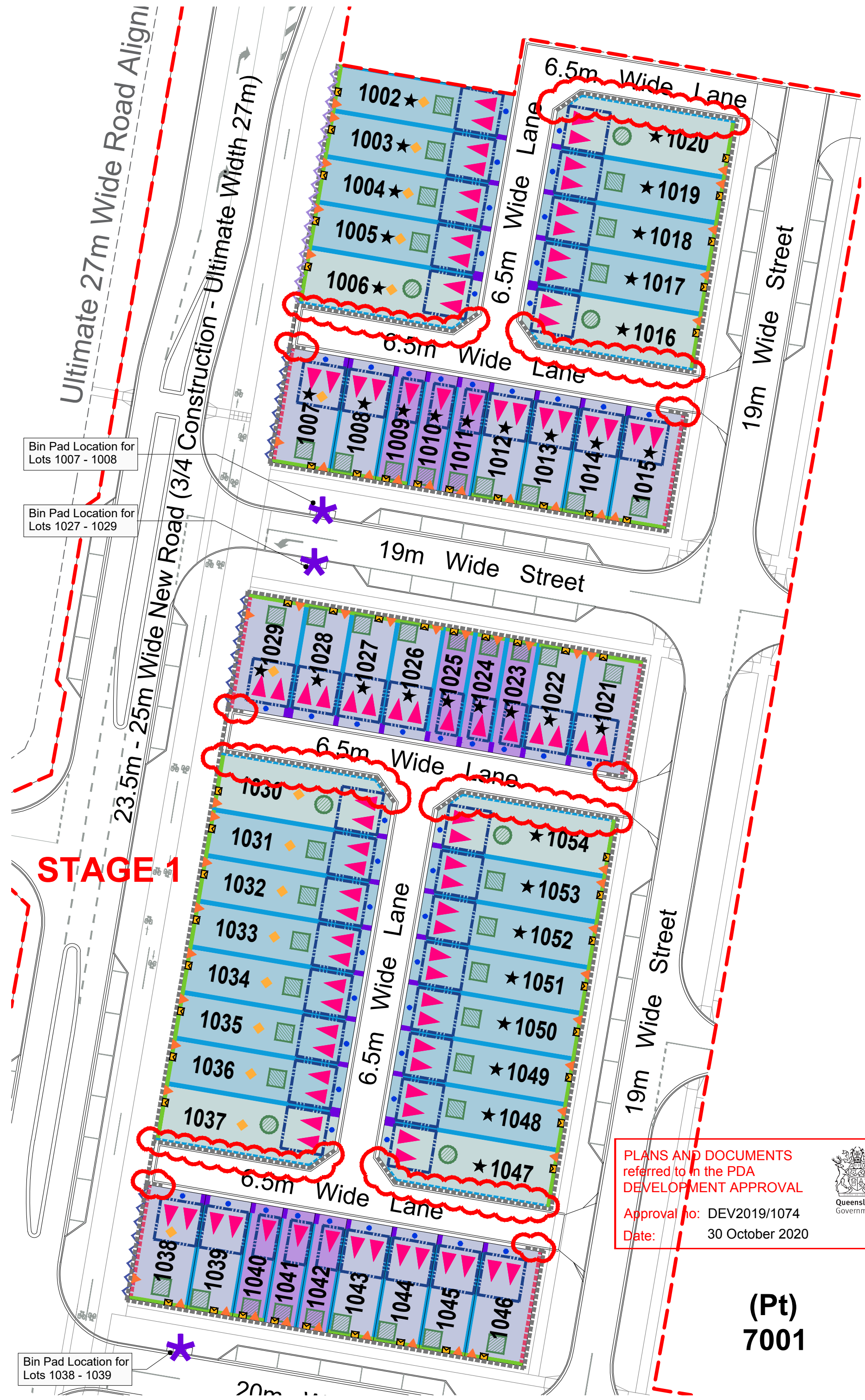
Lane (or Laneway) - A narrow public road (6.5m wide) providing vehicle access and services to the wider community and open space.

Activated Frontage Type 1 - Ground level Street frontage must be a minimum of 40% transparent to facilitate a suitable articulated home-based business or shop-front use.

Activated Frontage Type 2 - Ground level Street frontage must be a minimum of 20% transparent to facilitate a suitable articulated home-based business or shop-front use.

Work / Live Dwellings - Refers to dwellings nominated as such on the POD, and are primarily used as a residential dwelling with a flexible space included at Ground Level from which a separate retail or commercial business can be operated. The approved uses for Work / Live dwellings are:
Commercial uses - where for Office;
Retail uses - where for Food premises or Shop;
House; and
Home based business.

All terrace houses are to have a minimum garage off set of 1.5m from property boundary.
All garages are to have a finished floor level a maximum of 200mm above the edge of the laneway pavement.

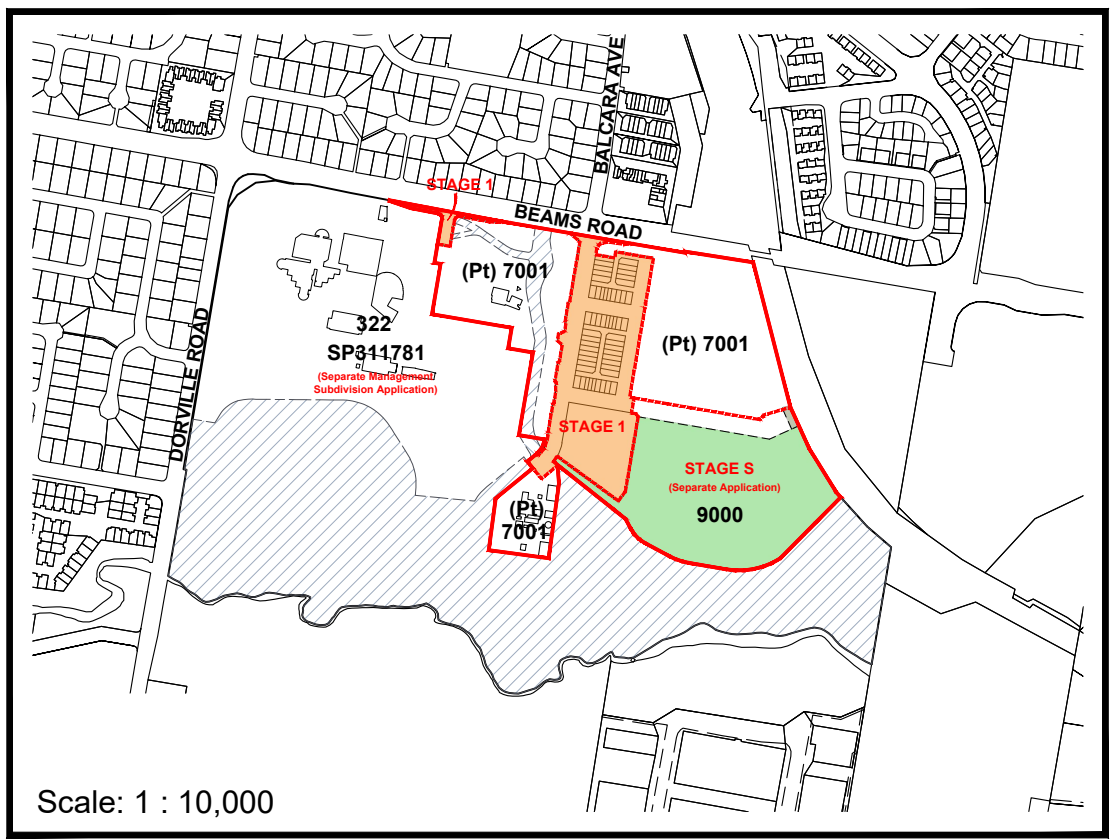


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(Pt) 7001





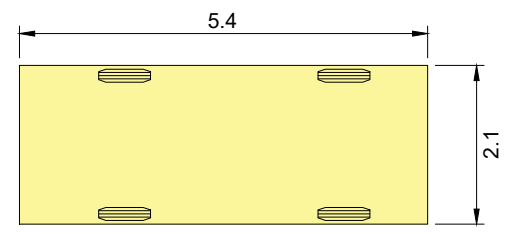
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- Visitor Parking for Stage 1 Dwellings
- Visitor Parking - Additional Parking

Parking Breakdown

Total Dwellings	53
Total Visitor Parking Spaces Required (0.75 per dwelling)	40
Total Visitor Parking Spaces Provided	43
Additional Visitor Parking Spaces Within Stage 1*	20

* To be utilised as visitor parking for future Stage subdivision(s).



Parking Bay Diagram

Scale 1 : 100

322
SP311781

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(Pt) 7001

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STAGE S
9000

STAGE 1

3

CARSELDINE URBAN VILLAGE CAR PARKING ANALYSIS PLAN STAGE 1

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520 Wickham Street
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PLAN REF: **128180 - 481**
DATE: 21 JULY 2020
CLIENT: EDQ
DRAWN BY: MD / JC
CHECKED BY: MD



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